

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Partial RePlat Approval – Pederson Road West Business Park

Date: April 16, 2025

Background

Final Partial RePlat of Pederson Road West Business Park which consist of 5.8698 acres will include 1 Block & 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat

STATE OF TEXAS
COUNTY OF WALLER

A. WE, C-2 PEDERSON WEST, LLC, AND YELLOW GUY, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF RECORD OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF REPLAT OF PEDERSON ROAD WEST BUSINESS PARK, DO HEREBY MAKE MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID OWNERS, ACCORDING TO THE LINES, LOTS, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS REPLAT OF PEDERSON ROAD BUSINESS PARK, LOCATED IN THE H.&T.C.R.R. CO. SURVEY SECTION 107, ABSTRACT 170, WALLER COUNTY, TEXAS.

B. WE, THE AFOREMENTIONED, HEREBY DEDICATE FOR THE PUBLIC USE ALL EASEMENTS AND ROADS SHOWN THEREON. THERE IS ALSO DEDICATED FOR UTILITIES, AN AERIAL EASEMENT FIVE (5) FEET WIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENTS AND STREETS SHOWN THEREON.

C. FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- DRAINAGE STRUCTURES UNDER PRIVATE DRIVE SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS.
- PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL BUILDING CONSTRUCTION WITHIN THE 100 YEAR FLOOD PLAN.
- THERE ARE UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION.

IN TESTIMONY WHEREOF, C-2 PEDERSON WEST, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Louis B. Sullivan III, Vice President, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2025

C-2 PEDERSON WEST, LLC
BY: _____
Louis B. Sullivan III, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Louis B. Sullivan III, Vice President KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

IN TESTIMONY WHEREOF, YELLOW GUY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2025.
C-2 PEDERSON WEST, LLC
BY: YELLOW GUY, LLC

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR _____ COUNTY,

We., Frost Bank, holder of a lien against the property described in the plat known as Pederson West Business Park, said lien being evidenced by instrument of record in W.C.C.F. Number 2101483, of the O.P.R.O.P. of Waller County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plot and we hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

I, J. Ross McCall, COUNTY ENGINEER OF WALLER COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE WALLER COUNTY COMMISSIONER'S COURT; AND FURTHER, THAT IT COMPLIES OR WILL COMPLY WITH SECTION VI, WALLER COUNTY SUBDIVISION REGULATIONS, DATED MARCH 15, 2021.

J. Ross McCall, P.E.,
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS ____ DAY OF _____ A.D., 2025.

Corbett J. Duhan III
COUNTY JUDGE

John A. Amsler
COMMISSIONER, PRECINCT ONE

Walter E. Smith, P.E., RPLS
COMMISSIONER, PRECINCT TWO

Kendric D. Jones
COMMISSIONER, PRECINCT THREE

Justin Beckendorf
COMMISSIONER, PRECINCT FOUR

Yellow Guy, LLC and C-2 PEDERSON WEST, LLC (owners) by filing this Plat of Record, and all future owners of property within this subdivision, by purchasing such property, acknowledge and agree that Waller County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless owners and/or the Property Owners Association has improved the roadways to the then current standards required by Waller County and the roads have been accepted for maintenance by formal, written action of the Waller County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. Owners and all future owners of property within this subdivision shall look solely to Owners and/or the Property Owners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

I, Kenneth A. Gruller, R.P.L.S., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet.

Kenneth A. Gruller, R.P.L.S.
Texas Registration No. 5476

METES AND BOUNDS DESCRIPTION
5.8698 ACRES
LOCATED IN THE
H. & T.C.R.R. COMPANY SURVEY, SECTION 103, A-169
WALLER COUNTY, TEXAS

Being a tract or parcel of land containing 5.8698 acres of land or 255,888 square feet, located in the H. & T. C. R. R. Company Survey, Section 103, Abstract 169, Waller County, Texas, Said 5.8698 acre tract being out of a 106.6258 acre tract of record in the name of C-2 Pederson West, LLC in Volume 1393, Page 130 in the Deed Records of Waller County, Texas (W.C.D.R.). Said 5.8698 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING at a 5/8 inch iron rod found for the northeast corner of aforesaid 106.6258 acre tract, being the northwest corner of a called 6.740 acre tract of record in the name of Pederson Road, Inc. in Volume 1032, Page 281, W.C.D.R. and being on the south Right-of-Way (R.O.W.) line of U.S. Highway 90 (100 feet wide), from which a 5/8 inch iron rod found for the northeast corner of said 6.740 acre tract and the southwest intersection of the south R.O.W. line of aforesaid U.S. Highway 90 and the west R.O.W. line of Pederson Road, bears North 88 degrees 43 minutes 46 seconds East, a distance of 911.66 feet;

THENCE, coincident the east line of both the herein described tract and aforesaid 106.6258 acre tract and the west line of aforesaid 6.740 acre tract, South 04 degrees 14 minutes 24 seconds West, a distance of 319.52 feet to a 5/8 inch iron rod with "Gruller" cap set for the southeast corner of the herein described tract;

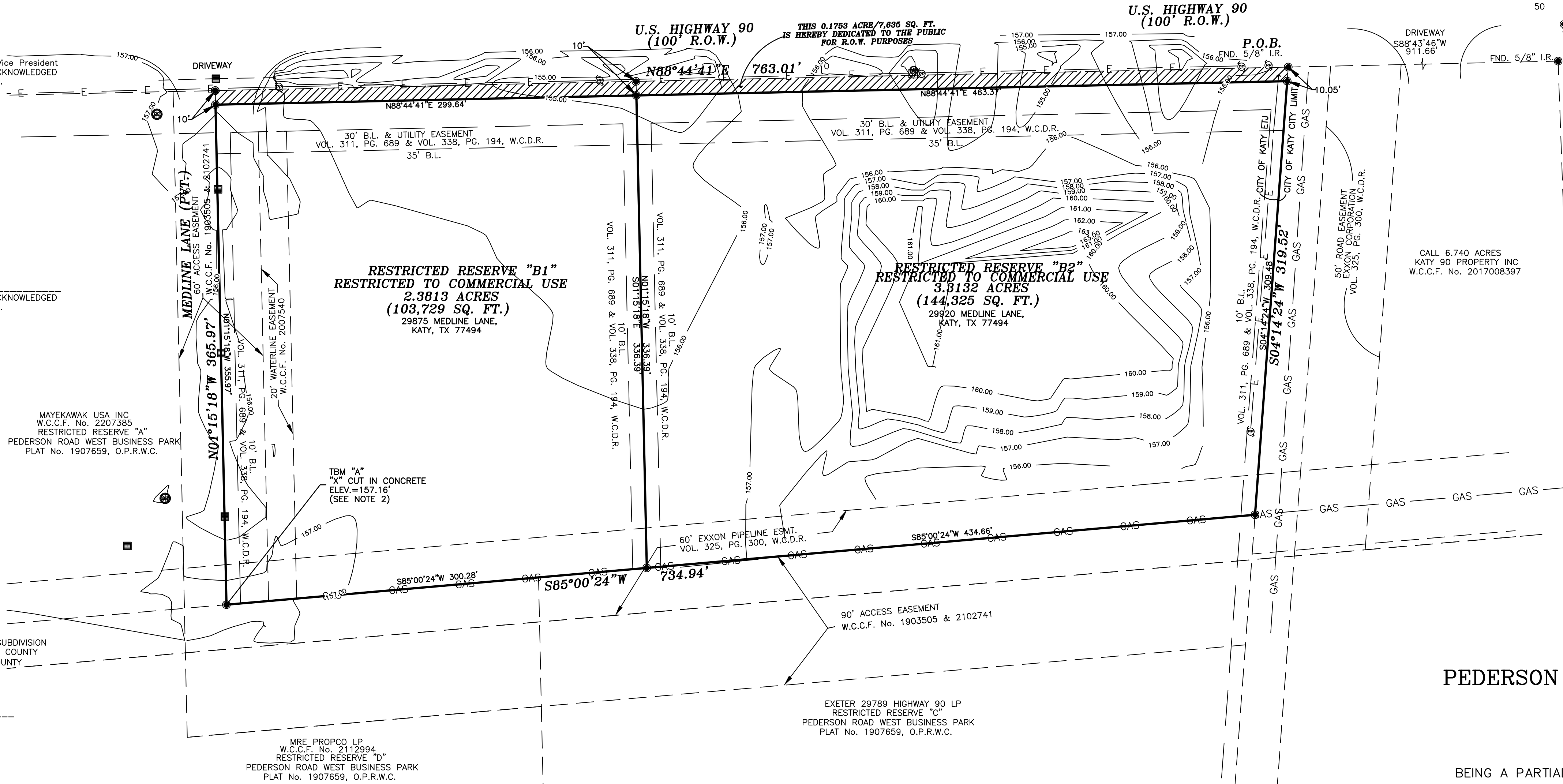
THENCE, through and across aforesaid 106.6258 acre tract, the following two (2) courses:

- South 85 degrees 00 minutes 24 seconds West, a distance of 682.03 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of the herein described tract;
- North 01 degrees 15 minutes 18 seconds West, a distance of 365.97 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract, being on the north line of aforesaid 106.6258 acre tract and being on the south R.O.W. line of aforesaid U.S. Highway 90;

THENCE, coincident the north line of aforesaid 106.6258 acre tract and the south R.O.W. line of aforesaid U.S. Highway 90, North 88 degrees 44 minutes 41 seconds East, a distance of 763.97 feet to the POINT OF BEGINNING and containing 5.8698 acres of land.

THIS IS TO CERTIFY THAT IN ACCORDANCE WITH THE CITY OF KATY ORDINANCE NO. 2500, THE CITY ADMINISTRATOR OF THE CITY OF KATY, TEXAS, HAS APPROVED THE PLAT OF PEDERSON ROAD WEST BUSINESS PARK PARTIAL REPLAT, AS SHOWN HEREIN. IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CITY ADMINISTRATOR AND THE CITY SECRETARY OF THE CITY OF KATY, TEXAS.

BYRON HEBERT, CITY ADMINISTRATOR BECKY L MCOREW CITY SECRETARY



FINAL REPLAT OF PEDERSON ROAD WEST BUSINESS PARK PARTIAL REPLAT

5.8698 ACRES
BEING A PARTIAL REPLAT OF PEDERSON ROAD WEST BUSINESS PARK
PLAT No. 1907659, O.P.R.W.C.
LOCATED IN THE
H.&T.C.R.R. COMPANY SURVEY, SECTION 103, A-169
WALLER COUNTY, TEXAS
REASON FOR REPLAT: TO CREATE TWO
RESERVES OUT OF RESERVE "B"

SCALE: 1" = 50'
2 RESERVES

DECEMBER 2024
1 BLOCK

OWNER:
YELLOW GUY, LLC
KATY, TX 77449
20302 PARK ROW, STE. 100,
Houston, Texas 77055
Phone: (713) 789-2529
WSHEFFER@CLAYDEVELOPMENT.COM

OWNER:
C-2 PEDERSON WEST, LLC
1244 N. Post Oak, Ste. 200
Houston, Texas 77055
Phone: (713) 789-2529
WSHEFFER@CLAYDEVELOPMENT.COM

Gruller Surveying, LLC

DEVELOPER/ENGINEER
CLAY DEVELOPMENT AND CONSTRUCTION
1244 N. POST OAK, STE. 200
Houston, Texas 77055
Firm Number F-004975
Phone: (713) 789-2529
WSHEFFER@CLAYDEVELOPMENT.COM

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1244 N. Post Oak, Ste. 200,
HOUSTON, TEXAS 77055
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